



# WASHOE COUNTY

"Dedicated To Excellence in Public Service"

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CM/ACM KS

Finance DN

DA ✓

Risk Mgt. DL

HR N/A

Comptroller MS

## STAFF REPORT

BOARD MEETING DATE: August 11, 2015

**DATE:** July 14, 2015  
**TO:** Board of County Commissioners  
**FROM:** Vahid Behmaram, Water Management Planner Coordinator, Community Services Department, 954-4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us),  
**THROUGH:** Dwayne Smith, P.E., Division Director, Engineering & Capital Projects, Community Services Department, 328-2043, [desmith@washoecounty.us](mailto:desmith@washoecounty.us)  
**SUBJECT:** Approve a Water Rights Deed transferring 6.06 acre-feet of water rights from Washoe County to Brien B. Walters. (Commission District 2.)

### SUMMARY

Washoe County is conveying portions of permits 50992, 50993 and 57914, being 6.06 acre-feet of Washoe Valley ground water rights to Brien B. Walters. These water rights were banked with Washoe County by Brien B. Walters in 2004 in support of a proposed Parcel Map which was never completed.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

### PREVIOUS ACTION

There is no previous Board action in regards to these particular water rights.

### BACKGROUND

Mr. Brien B. Walters through his family trust owns 26.92 acres of land on the North boundary of Highway 395, near Little Washoe Lake in Washoe Valley. These water rights were dedicated to Washoe County in 2004 by Mr. John Serpa, on behalf of Mr. Brien Walters and for the benefit of Mr. Walters. This dedication was in anticipation of parceling of said land which would invoke water rights dedication per Article 422 of Washoe County Development Code. Prior attempts to subdivide this property were almost successful; however the economic downturn in the real estate market has hindered development of this land. County staff and Mr. Walters agreed to return these water rights due to lack of any immediate plans to subdivide this property.

### FISCAL IMPACT

There is no fiscal impact associated with execution of the Water Rights Deed.

AGENDA ITEM # 6E1

**RECOMMENDATION**

It is recommended that the Board of County Commissioners approve the Water Rights Deed transferring 6.06 acre-feet of water rights from Washoe County to Mr. Brien B. Walters.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:  
"Move to approve the Water Rights Deed transferring 6.06 acre-feet of water rights from Washoe County to Mr. Brien B. Walters."

Attachments: Request for conveyance of water rights  
Water Rights Deed



RECEIVED

JUL 10 2015

OFFICE OF  
C.S.D. ENGINEERING & CAPITAL PROJECTS

July 8, 2015

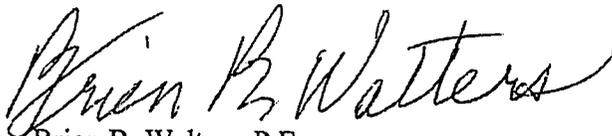
Vahid Behmaram  
Water Management Planner Coordinator  
Washoe County Community Services Department  
P.O. Box 11130, Reno NV 89520-0027

**Subject: Water Rights – 6.06 AF of GW Banked**  
**P 50992/C12508**  
**P 50993/C12509**  
**P 57914/C15563**

Mr. Behmaram:

As recently agreed, please proceed to execute a deed returning above water rights to my name.

Thank you.

  
Brien B. Walters, P.E.

**DOC # 4016328**

06/24/2011 03:57:19 PM

Requested By  
WASHOE COUNTY WATER RESOURCES  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Fee: \$0.00 RPTT: \$0.00  
Page 1 of 2

No APN  
When recorded, return to:  
Washoe County Dept. of Water Resources  
4930 Energy Way  
Reno, NV 89502-4106



**WATER RIGHTS DEED**

John C. Serpa, as GRANTOR, hereby conveys to Washoe County, a political subdivision of the State of Nevada, as GRANTEE, the real property consisting of water rights described as follows:

- A portion of Permit 50992, Certificate 12508 consisting of 0.27 acre-feet per season along with a pro-rata portion of the diversion rate.
- A portion of Permit 50993, Certificate 12509 consisting of 0.63 acre-feet per season along with a pro-rata portion of the diversion rate.
- A portion of Permit 57914, Certificate 15563 consisting of 5.16 acre-feet annually along with a pro-rata portion of the diversion rate.

Said water rights are being conveyed for the benefit of Brien B. Walters.

**GRANTOR:**

**GRANTEE:  
WASHOE COUNTY**

By: [Signature]  
John C. Serpa

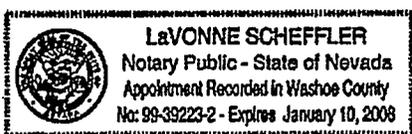
By: [Signature]  
Stephen T. Bradhurst, Director,  
Dept. of Water Resources

Date: November 30, 2004

Date: 12/21/04

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this 21<sup>st</sup> day of DECEMBER, 2004, before me, a Notary Public, personally appeared **Stephen T. Bradhurst**, personally known to me to be the **Director of the Washoe County Dept. of Water Resources**, who acknowledged to me that he executed the foregoing document.

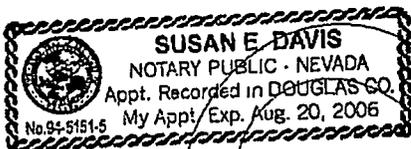


LaVonne Scheffler  
Notary Public

My Commission expires: Jan. 10, 2008

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )  
~~WASHOE~~ )

On this 30 day of November, 2004, this **Water Rights Deed** was acknowledged before me, a Notary Public, by **John C. Serpa**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the above instrument.



Susan E. Davis  
Notary Public

My commission expires: August 20, 2006